057.0	0003	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	999,200	/	999,200
USE VALUE:	999,200	/	999,200
ASSESSED:	999,200	/	999,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
40	-42	FOREST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DOBLE DENNIS M
Owner 2:	
Owner 3:	
Street 1:	63 OXFORD STREET
Street 2:	
Twn/City:	WINCHESTER
St/Prov:	MA Cntry: Own Occ: N
Postal:	01890 Type:

PREVIOUS OWNER

Owner 1:	LESLIE KEVIN R -
Owner 2:	-
Street 1:	42 FOREST ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,289 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 2464 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7289.000	551,800	300	447,100	999,200
Total Card	0.167	551,800	300	447,100	999,200
Total Parcel	0.167	551,800	300	447,100	999,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 405.52 | /Parcel: 405.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	37855
GIS Ref	
GIS Ref	
Insp Date	09/07/18

!4887!

PREVIOUS ASSESSMENT

Parcel ID: 057.0-0003-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	551,800	300	7,289.	447,100	999,200	999,200	Year End Roll	12/18/2019
2019	104	FV	407,400	400	7,289.	453,500	861,300	861,300	Year End Roll	1/3/2019
2018	104	FV	382,900	400	7,289.	338,500	721,800	721,800	Year End Roll	12/20/2017
2017	104	FV	358,800	400	7,289.	306,600	665,800	665,800	Year End Roll	1/3/2017
2016	104	FV	358,800	400	7,289.	293,800	653,000	653,000	Year End	1/4/2016
2015	104	FV	319,100	400	7,289.	249,100	568,600	568,600	Year End Roll	12/11/2014
2014	104	FV	319,100	400	7,289.	236,300	555,800	555,800	Year End Roll	12/16/2013
2013	104	FV	332,300	400	7,289.	224,800	557,500	557,500		12/13/2012

PRINT

Date	Time
12/10/20	19:51:20

LAST REV

Date	Time
09/27/18	17:58:43
mmcmakin	
4887	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LESLIE KEVIN R	36816-221		10/25/2002		495,000	No	No		
LESLIE KAREN V	29578-356		12/28/1998	Family	10	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/28/2013	426	Re-Roof	4,000	C				
3/5/1998	112	Alterati	10,000					REMODEL 4 ROOMS/HA

ACTIVITY INFORMATION

Date	Result	By	Name
9/7/2018	MEAS&NOTICE	BS	Barbara S
5/23/2013	Info Fm Prmt	EMK	Ellen K
3/27/2009	Meas/Inspect	189	PATRIOT
1/24/2000	Mailer Sent		
1/24/2000	Measured	263	PATRIOT
9/3/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	37855
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7289		Sq. Ft.	Site		0	70.	0.88	5									447,069						447,100	

Total AC/HA:	0.16733	Total SF/SM:	7289	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	
Total:	447,069	Spl Credit		Total:	447,100				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	yellow		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.01836932
Const Adj.:	0.99980003
Adj $ / SQ:	173.088
Other Features:	111500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	677848
Depreciation:	126080
Depreciated Total:	551768

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

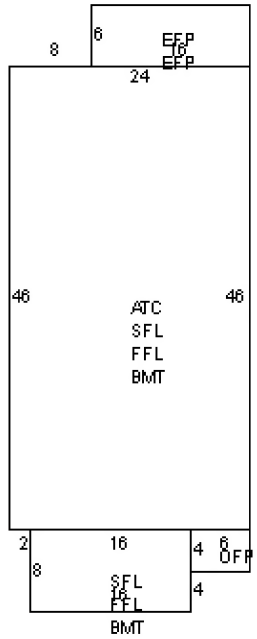
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	5	2	
Totals			
2	11	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,232	51.930	63,973
FFL	First Floor	1,232	173.090	213,245
SFL	Second Floor	1,232	173.090	213,245
ATC	Attic	386	173.090	66,881
EFP	Enclos Porch	192	41.400	7,948
OFP	Open Porch	24	43.990	1,056

Net Sketched Area:	4,298	Total:	566,348
Size Ad	2850.3999	Gross Are	5016	FinArea	2464
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	173.09
Special Features:	0	Val/Su Net:	128.39
Final Total:	551800	Val/Su SzAd	193.59

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 057.0-0003-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1975	0.00	T	35.2	104						
19	Patio	D	Y	1	12X10	A	FR	1972	5.38	T	47	104			300			300

More:	N	Total Yard Items:	300	Total Special Featues:		Total:	300